

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK: STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION AND REGULAR MEETING

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July 29, 2021
4:00 p.m.

Third Street Firehouse
Greenport, New York

B E F O R E:

WALTER FOOTE - CHAIRMAN

REED KYRK - MEMBER

LILY DOUGHERTY-JOHNSON - MEMBER

ABSENT:

PATRICIA HAMMES - MEMBER

ALSO PRESENT:

PAUL PALLAS - VILLAGE ADMINISTRATOR

ROBERT CONNELLY - PLANNING BOARD ATTORNEY

AMANDA AURICHIO - SECRETARY TO THE BOARD

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2 CHAIRMAN FOOTE: Good afternoon.

3 Welcome to the Village of Greenport's
4 Planning Board. This is a Work Session
5 and Regular Meeting. It is Thursday, July
6 29th, a little after 4:00 p.m.

7 Item No. 1 is a Motion to accept
8 and approve the Minutes of the June 24th,
9 2021 Planning Board Work Session and
10 Regular Meeting.

11 Do I have a second?

12 MEMBER DOUGHERTY-JOHNSON: Second.

13 CHAIRMAN FOOTE: All in favor?

14 Aye.

15 MEMBER DOUGHERTY-JOHNSON: Aye.

16 MEMBER KYRK: Aye.

17 CHAIRMAN FOOTE: Motion is hereby
18 accepted.

19 Item No. 2 is a Motion to schedule
20 the combined Planning Board Work Session
21 and Regular Meeting for 4:00 p.m. on
22 August 26, 2021.

23 May I have a second on this
24 Motion?

25 MEMBER DOUGHERTY-JOHNSON: Second.

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2 CHAIRMAN FOOTE: All in favor?

3 Aye.

4 MEMBER DOUGHERTY-JOHNSON: Aye.

5 MEMBER KYRK: Aye.

6 CHAIRMAN FOOTE: Motion carries.

7 Item No. 3: 38 Front Street.

8 Motion to accept the Findings and
9 Determinations for 38 Front Street. This
10 property is located in the Commercial
11 Retail District and is not located in the
12 Historic District at Suffolk County Tax
13 Map 1001-4-10-31.

14 May I have a second on this
15 Motion?

16 MEMBER DOUGHERTY-JOHNSON: Second.

17 CHAIRMAN FOOTE: All in favor?

18 Aye.

19 MEMBER DOUGHERTY-JOHNSON: Aye.

20 MEMBER KYRK: Aye.

21 CHAIRMAN FOOTE: The Findings and
22 Determinations are so accepted.

23 Item No. 4: 111 and 125 Main
24 Street. This is a Pre-Submission
25 Conference regarding the site plan

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2 application of PWIB Claudio Real Estate
3 LLC, represented by Robert Brown. The
4 applicant proposes to add a hanging sign
5 and window signage for Claudio's Pizza.
6 This property is located in the Waterfront
7 Commercial District and is located also in
8 the Historic District at Suffolk County
9 Tax Map 1001-5-4-25, 38.1 and 39.

10 Would Mr. Brown like to speak
11 briefly on behalf of the applicant?

12 MR. BROWN: Please excuse my
13 voice, but it's not Covid.

14 Claudio's people would like to
15 have a hanging sign over the -- over the
16 sidewalk at the pizza parlor.

17 CHAIRMAN FOOTE: Mm-hmm.

18 MR. BROWN: I understand that it's
19 been -- first of all, it's been approved
20 by the Historic Board.

21 CHAIRMAN FOOTE: Okay.

22 MR. BROWN: I understand that it
23 is larger than the Code stipulates for a
24 hanging sign. However, I believe it's in
25 context with other hanging signs along the

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2 street there. There's some photograph --

3 CHAIRMAN FOOTE: Right.

4 MR. BROWN: -- in the application.

5 CHAIRMAN FOOTE: The sign is, I
6 think, proposed to be -- the hanging sign
7 is 3 by 3 feet?

8 MR. BROWN: Yes.

9 CHAIRMAN FOOTE: What are the
10 signs along that sidewalk?

11 MR. BROWN: I don't have
12 dimensions offhand. I understand that it
13 is over the Code-stipulated size and --

14 CHAIRMAN FOOTE: What is the
15 Code-stipulated size?

16 MR. BROWN: I understand it's two
17 square feet?

18 MR. PALLAS: Yeah. Yes, Mr.
19 Chairman, it's two square feet. So the
20 fact that it's over the size would require
21 a variance request from the applicant.

22 CHAIRMAN FOOTE: Okay.

23 MEMBER DOUGHERTY-JOHNSON: So,
24 like, the Simply Beautiful and The
25 Hampton, those are within the code, like

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2 the ones in the picture that are smaller?

3 MR. BROWN: May I?

4 MEMBER DOUGHERTY-JOHNSON: Yeah.

5 (Mr. Brown approached the Board.)

6 MEMBER DOUGHERTY-JOHNSON: For --

7 those are within the correct sizes?

8 MR. BROWN: I don't believe they
9 are, which would give us some argument to
10 make at the Zoning Board.

11 CHAIRMAN FOOTE: Is, is the --
12 when you say it requires a variance,
13 you're not saying a Zoning variance?

14 MR. PALLAS: Yeah, it's a Zoning
15 Code. So, unfortunately, for something as
16 simple as this, it would actually require
17 a variance. Other signs have gone to for
18 the same issue --

19 CHAIRMAN FOOTE: Okay.

20 MR. PALLAS: -- to ZBA.

21 CHAIRMAN FOOTE: So we have to
22 refer this now to the ZBA?

23 MR. PALLAS: Correct.

24 CHAIRMAN FOOTE: Okay.

25 MR. PALLAS: You ultimately won't

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2 require a public hearing because it's not
3 a site plan review --

4 CHAIRMAN FOOTE: Right.

5 MR. PALLAS: -- as far as I can
6 tell, I believe.

7 CHAIRMAN FOOTE: Right.

8 MR. PALLAS: So when it does come
9 back, if it's -- if, you know, if
10 you're -- if it's acceptable to you, you
11 don't have to wait again for another --
12 for a public hearing, so.

13 CHAIRMAN FOOTE: Okay.

14 MR. PALLAS: Just, information.

15 CHAIRMAN FOOTE: All right. Well,
16 then at this time we refer to the Zoning
17 Board for them to make that determination.
18 That's the best we can do.

19 MR. BROWN: Thank you for your
20 time.

21 CHAIRMAN FOOTE: You're welcome.
22 Thank you.

23 Item No. 5: Motion to adjourn.

24 Second?

25 MEMBER DOUGHERTY-JOHNSON: Second.

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2 CHAIRMAN FOOTE: All in favor?

3 Aye.

4 MEMBER DOUGHERTY-JOHNSON: Aye.

5 MEMBER KYRK: Aye.

6 CHAIRMAN FOOTE: Meeting is
7 adjourned.

8 (Whereupon, the Meeting concluded
9 at 4:09 p.m.)

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C E R T I F I C A T I O N

I, Agata Davis, a Notary Public in
and for the State of New York, do hereby
certify:

THAT the foregoing is a true and
accurate transcript of my stenographic
notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this 2nd day of
August, 2021.

Agata Davis

<p style="text-align: center;">A</p> <p>ABSENT 1:17 accept 2:7 3:8 acceptable 7:10 accepted 2:18 3:22 accurate 9:8 add 4:4 adjourn 7:23 adjourned 8:7 ADMINISTRAT... 1:21 afternoon 2:2 Agata 9:4,16 AMANDA 1:23 applicant 4:4,11 5:21 application 4:2 5:4 approached 6:5 approve 2:8 approved 4:19 argument 6:9 ATTORNEY 1:22 August 2:22 9:12 AURICHIO 1:23 Aye 2:14,15,16 3:3 3:4,5,18,19,20 8:3 8:4,5</p>	<p>2:13,17 3:2,6,17 3:21 4:17,21 5:3,5 5:9,14,19,22 6:11 6:19,21,24 7:4,7 7:13,15,21 8:2,6 Claudio 4:2 Claudio's 4:5,14 code 4:23 5:25 6:15 Code-stipulated 5:13,15 combined 2:20 come 7:8 Commercial 3:10 4:7 concluded 8:8 Conference 3:25 CONNELLY 1:22 context 4:25 correct 6:7,23 County 1:2 3:12 4:8 Covid 4:13</p>	<p>Firehouse 1:9 first 4:19 FOOTE 1:13 2:2 2:13,17 3:2,6,17 3:21 4:17,21 5:3,5 5:9,14,22 6:11,19 6:21,24 7:4,7,13 7:15,21 8:2,6 foregoing 9:7 Front 3:7,9</p>	<p>located 3:10,11 4:6 4:7</p> <p style="text-align: center;">M</p> <p>Main 3:23 Map 3:13 4:9 Meeting 1:5 2:5,10 2:21 8:6,8 MEMBER 1:14,15 1:18 2:12,15,16 2:25 3:4,5,16,19 3:20 5:23 6:4,6 7:25 8:4,5 Minutes 2:8 Mm-hmm 4:17 Motion 2:7,17,19 2:24 3:6,8,15 7:23</p>	<p>PRESENT 1:20 property 3:10 4:6 proposed 5:6 proposes 4:4 public 7:2,12 9:4 PWIB 4:2</p>
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